

TOWN OF NEWINGTON
SCHOOL CODE COMPLIANCE PROJECT BUILDING COMMITTEE

SPECIAL MEETING MINUTES

December 12, 2013

TOWN HALL CONFERENCE ROOM L100

- I. Call to Order –Chairperson Nagel called the meeting to order at 5:03 PM.
- II. Roll Call – Members present: Dave Nagel, Chairperson; Myra Cohen, and Clarke Castelle. Others present: Lou Jachimowicz, Chief Finance and Operations Officer; Mark Welch, Oak Park Architects; and Jeff Baron, Director of Administrative Services.
- III. Public Participation – None.
- IV. Approval of prior meeting minutes – Mrs. Cohen made a motion that the minutes of the June 27, 2013 meeting be approved as presented. Second to the motion was made by Mr. Castelle. The motion passed unanimously.
- V. Project status – There are still outstanding items related to the athletic field improvements. As directed by the Committee at earlier meetings, staff is working with the Town Attorney to achieve a resolution and is keeping the Chairperson informed. The Town is still holding \$68,817.26 in encumbrances for that work. The dugout and tennis court work performed by different contractors is complete. PCBs and other hazardous materials were abated from the band, chorus and auditorium areas over the summer. Clearance was received the afternoon before school opened. The \$66,489.25 cost for testing and monitoring was greater than anticipated. There were more tests than anticipated and test results needed to be expedited to keep the project on track so that school could open on time. This pushed expenditures over the Committee's project budget for the 2013 work by \$5,242.96. The amount was covered by unused funds from earlier years of the project.

Mr. Jachimowicz discussed how the presence of PCBs is handled. By their nature, PCBs seep into surrounding materials. This past summer, the course of action was to minimize destruction and maximize the

rehabilitation of the space to be abated, then test to determine if abatement went far enough. If not, then more removal was needed followed by a re-test. It took an entire month to abate three door sets. The door lintel that consistently failed, had be ground down some more, and then retested was eventually removed in its entirety in order to allow the school to open on time. The recommended course of action in the future will be to demolish the area that contains PCBs and re-build.

- VI. Consider and take action on Change Order proposals – Change Order requests were addressed by the Committee at the June meeting. There were no Change Order requests presented. If there are change order requests for the Athletic Fields, they will be addressed at a future meeting.
- VII. Consider and take action on plans and specifications for 2014 work – These were presented by Mr. Welch. There is a Plan Completion Test meeting with the State scheduled for January 6th. Both the Building Committee and the Board of Education need to review and approve the plans and specifications prior to that time. The project will include a new storage addition, a rack storage system for clothing, shelf storage for stage props, etc., clear story windows in the Band Room, renovated ceilings to accommodate ductwork changes, replacement of existing air handler units with air conditioning units for two classrooms, the band and chorus rooms, and the auditorium. Some savings resulted as the existing ductwork is properly sized and insulated and the existing power panel has sufficient capacity for the new air conditioning power load. Mr. Welch presented a cost estimate of \$899,219 for this work. Mr. Baron presented a project budget for a total of \$1,050,000. This budget will be modified to reflect the construction cost estimate and by reducing the contingency and testing line item by a corresponding amount (by \$19,219). Mrs. Cohen made a motion that the School Code Compliance Project Building Committee accept the plans and specifications and construction estimate as presented, and the project budget of \$1,050,000 as discussed, for the Newington High School music wing addition and auditorium air conditioning, and forward them for consideration to the Board of Education and, if approved, to the Newington Town Council. Mr. Castelle made a second to the motion. The motion passed unanimously by a vote of 3 YES to 0 NO.
- VIII. Any other business pertinent to the Committee – The Committee will continue to meet on as needed basis as determined by the needs of the project. As in the past the Chair may continue to verbally authorize change order work under \$10,000 in advance of formal Committee action in order to keep the project on track and to allow for completion of work in a timely manner.

- IX. Public Participation – None.
- X. Committee response to public participation – None.
- XI. Adjournment – The meeting adjourned at 5:43 PM.

Respectfully submitted,

Jeff Baron

Jeff Baron
Director of Administrative Services